

Authority: Item CC39.15 as adopted by City of Toronto
Council on February 2 and 3, 2022

CITY OF TORONTO

Bill 243

BY-LAW -2022

To designate the property at 1913 Yonge Street as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 1913 Yonge Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 1913 Yonge Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

1. The property at 1913 Yonge Street more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property at 1913 Yonge Street and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on April , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 1913 YONGE STREET

Reasons for Designation

The property at 1913 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value and contextual value.

Description

The property at 1913 Yonge Street is located on the east side of Yonge Street in the historic community of Davisville/North Toronto, between Davisville Avenue and Millwood Road, and contains a 2-storey main street commercial row building built circa 1927 during the interwar period.

Surrounding properties recognized on the Heritage Register include the J. J. Davis General store immediately to the south at 1909 Yonge Street, and a row of early-20th-century main street commercial buildings to the north at 1917, 1919, 1919A, 1921 and 1923 Yonge Street.

Statement of Cultural Heritage Value

Dating to circa 1927, the property at 1913 Yonge Street is a representative example of a main street commercial row building from the interwar period. It retains its original scale, form, and massing as a two-storey brick building with a flat roof, along with original architectural details above its storefront, including a dentilated wooden cornice, brick piers, a pair of flat-headed windows featuring brick and stone detailing, and corbelled brickwork below its roofline.

Located on the east side of Yonge Street, and reflecting an early-20th-century main street commercial architectural typology, the commercial building at 1913 Yonge Street also has contextual value for its contribution to the character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features a grouping of late-19th- and early-20th-century buildings.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 1913 Yonge Street as representative of the interwar main street commercial row typology include:

- The property's scale, form and massing as a 2-storey building with a flat roof
- The property's brick construction in a common bond pattern, with brick, stone and wood exterior details

- The property's principal (west) elevation, which features:
 - A glazed storefront (which has been altered), topped by a dentilated wooden cornice
 - At the second storey, brick piers and a pair of flat-headed window openings, with soldier course lintels of a darker brick, and stone corner details
 - Corbelled brickwork below the roofline

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 1913 Yonge Street as part of a grouping of late-19th- and early 20th-century built form:

- The property's siting, orientation, and scale on the east side of Yonge Street between Davisville Avenue and Millwood Road

SCHEDULE B
LEGAL DESCRIPTION

PIN 21124-0302 (LT)

PART OF LOT 15, REGISTERED PLAN 284

AS IN EN118415

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)